

AERIAL VIEW



111 South Tejon Street, Suite 404, Colorado Springs, CO 80903

Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.

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SOUTH ACADEMY BOULEVARD

Colorado Springs, CO

FOR SALE OR LEASE 134,969 SF Free Standing Retail/Warehouse

FORMER SAM'S CLUB BLDG.



PROPERTY HIGHLIGHTS

- Building: Free Standing 134,969 SF
- Land Area: 11.58 Acres
- Sale Price: \$6,950,000 (\$51.48/SF)
- Lease Rate: \$5.95/SF NNN
- Current Use: retail/warehouse
- Y.O.C.: 1986
- Legal: LOT 1 SAMS PROPERTIES FIL NO 1 COLO SPGS
- Estimated Taxes: \$63,500 (2016)
- Parcel Number: 64232-02-005
- City/County: Colorado Springs, El Paso
- Traffic Count: 49,300 VPD on South Academy
- Bus Line: Yes, on South Academy
- Frontage: 688' on South Academy
- Located in enterprise zone*

*The city/county/state incentives possibly available for a new tenant in the enterprise zone.



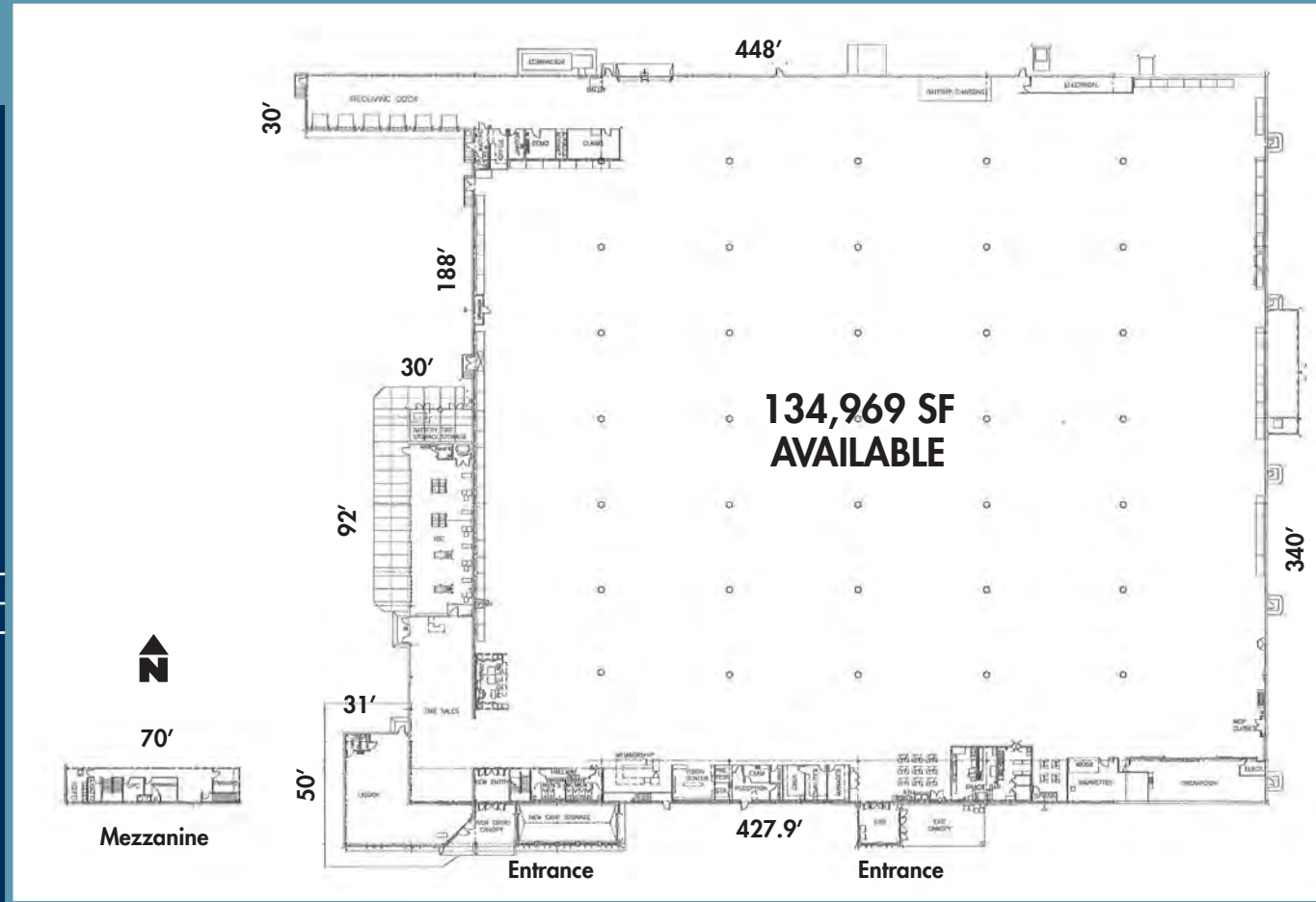
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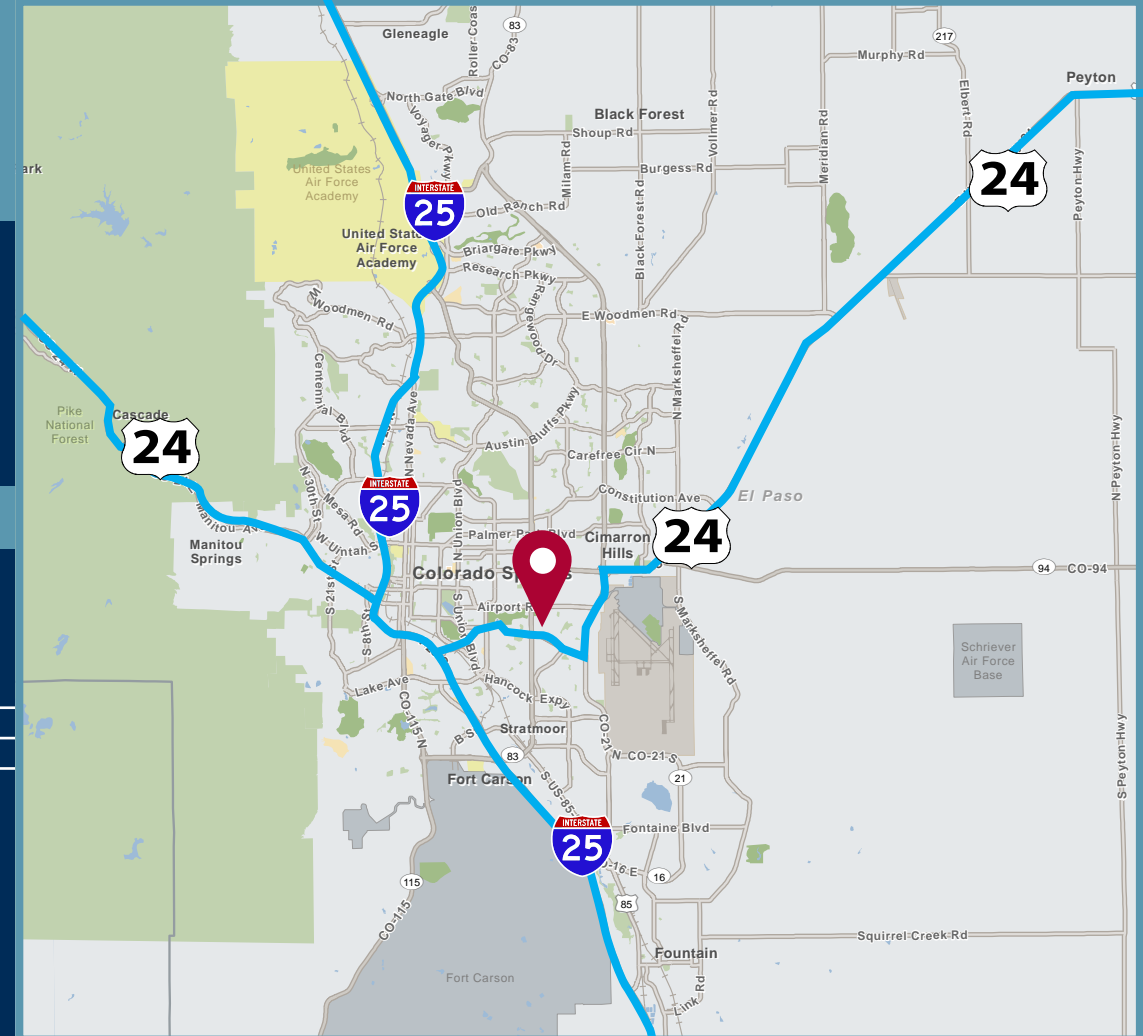
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Floor Plan

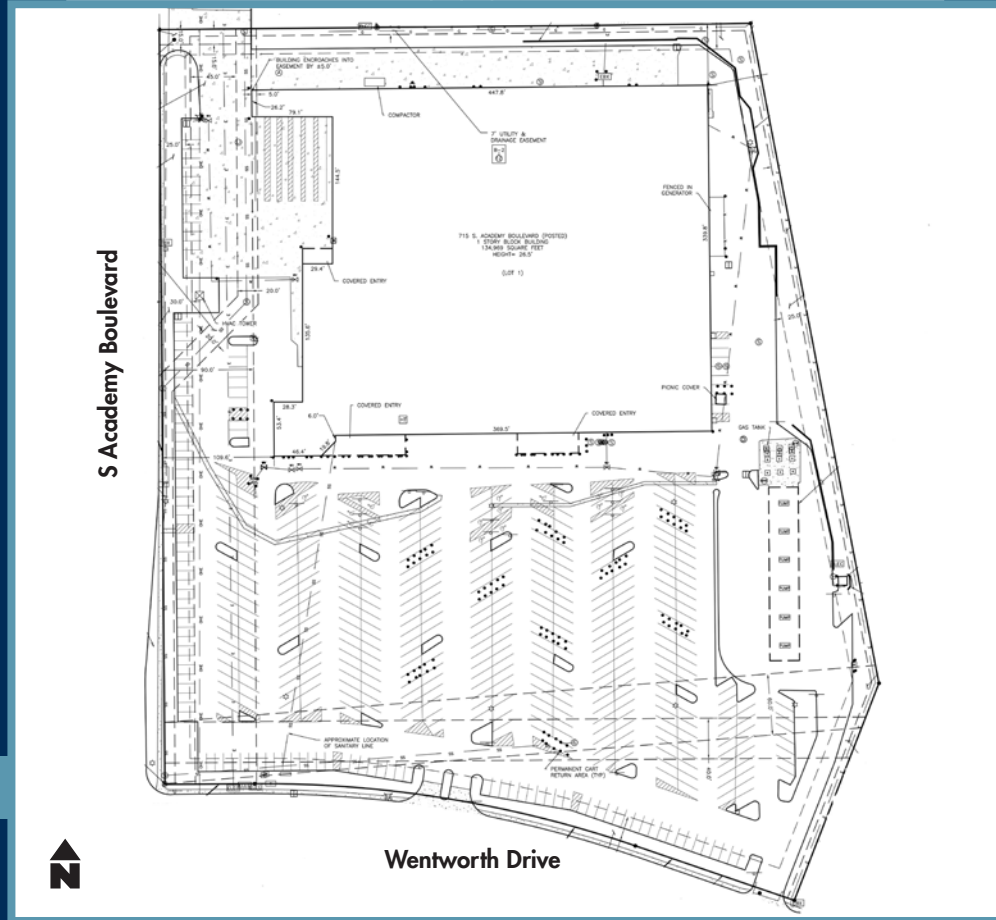


Location Map



BUILDING FEATURES

- Former Sam's Club building
- Free standing building
- Skylights
- Pylon sign
- Clear height: 18' – 20'
- Grease Trap
- 6 Drive-in doors
- 6 Doc-high doors
- Construction: block and steel
- Sprinkler system
- Parking: Approx. 650 spaces
- Zoning: PBC AO
- Power: 3000 amps
- Newer roof 2011
- Column Spacing 40' x 60'



Site Plan

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population:	21,680	104,020	237,608
Households:	8,120	39,483	95,348
Average Household Income:	\$45,774	\$49,200	\$57,860
Daytime Population:	17,247	122,522	292,966

Source: Magnify Maps

Interior Photos

